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# TOWN OF SHARON MASSACHUSETTS



## SPECIAL WARRANT

With Report And Recommendations  
Of The  
Warrant Committee

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## SPECIAL TOWN MEETING

MONDAY, JUNE 30, 1969

8:00 P.M.

MEETING AT HIGH SCHOOL, POND STREET  
PLEASE BRING THIS REPORT TO MEETING

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## REPORT OF THE WARRANT COMMITTEE

The primary reason for calling of this Special Town Meeting is to consider the restoration of the Cluster Zoning By-Law which had been inadvertently repealed in the course of adopting various amendments. We now have one cluster zone, the DI REN development at the far end of Lyndon Road, and another had been proposed, when the lack of a by-law was discovered. The Planning Board feels that such zoning is in the best interests of the Town. The Warrant Committee, along with several other of the officials of the Town, feel that a moral commitment exists to those who in good faith acted on what was thought to be a valid cluster zoning by-law. We are advised by the Planning Board that the proposed cluster zoning by-law restores the previously existing cluster zoning by-law with only one material change; namely, that Planning Board approval of a preliminary plan is a prerequisite before submission to the Board of Appeals.

Since the 1969 tax rate has not been set, each expenditure voted by the Special Town Meeting will directly affect and further increase the tax rate. No accurate forecast of the tax rate can be made until the legislature enacts a tax program or in any event determines what effects the State's assumption of the welfare costs will have on the local aid fund. If, however, we continue on the assumptions made at the annual Town Meeting, the increase, prior to any expenditures made under this warrant will be approximately \$7.00. Since town meeting, action by the legislature has already increased cost of Town government and will affect the tax rate. See Articles 11 and 12. Inaction by the legislature has resulted in the inability of the Town to set its tax rate and get out its bills, thus increasing the need for temporary borrowing and contributing to the need for Article 14. Each \$66,000 voted by this meeting will add an additional \$1.00 to this year's tax rate.

The Warrant Committee has given careful attention to the special financial and other facts bearing on all articles to be acted upon at this Special Town Meeting. Our recommendations will be found in this Warrant in bold face type immediately following the several articles.

Respectfully submitted,

### THE WARRANT COMMITTEE

HAROLD LAVIEN, Chairman

OWEN PARKER, Vice Chairman

GERALD F. BOULET, Recording Secretary

GEORGE J. BERNSTEIN

EUGENE R. ELLIS

CHARLES M. FAZZIO

RALPH E. HYNES

LESTER M. LECHTER

RUSSELL J. McINTYRE

JOSEPH NEIPRIS

CHESTER M. STERN

ARNOLD VAN LEER

# Commonwealth of Massachusetts



NORFOLK, SS.

To either Constable of the Town of Sharon, Greeting:

In the name of the Commonwealth of Massachusetts, you are hereby directed to notify and warn the Inhabitants of the Town of Sharon, qualified to vote in elections and Town affairs, to meet in the High School auditorium on Pond Street in said Sharon on Monday, the Thirtieth day of June, A.D. 1969, at 8:00 p.m. and there to act on the following articles:

**NOTE: RECOMMENDATIONS OF THE WARRANT COMMITTEE ARE PRINTED BELOW EACH ARTICLE IN DARKER TYPE.**

Article 1. To see if the Town will vote to raise and appropriate, or transfer from available funds, a sum of money for the installation of a storm drain in a section of Morse Street between Lakeview Street and Massapoag Avenue, or act in any way relating thereto.

Board of Selectmen

**The Warrant Committee recommends no action at this time because it feels that all drainage problems within the town should be reviewed by the Town Engineering Department and recommendations regarding these problems received from the Town Engineering Department. In so doing, the overall problem can be better understood by all the citizens and a program for priorities can be established.**

Article 2. To see if the Town will vote to raise and appropriate, or transfer from available funds, a sum of money for engineering services in connection with the replacement of the roof on the Moose Hill Street Water Reservoir, or act in any way relating thereto.

Board of Selectmen

**We recommend adoption and the appropriation of \$5000. It is required that engineering drawings and specifications be submitted to and approved by the Commonwealth before the Town can borrow the money as voted under Article 21 of the 1969 Annual Town Meeting.**

Article 3. To see if the Town will vote to raise and appropriate, or transfer from available funds, a sum of money for architectural and consultant services in connection with determining the extent of expansion and/or alteration of educational facilities at Sharon Junior High School or Sharon High School, or both of these schools, and for the preparation of working drawings and specifications for said expansion and/or alteration, said sum to be expended by the Middle School — Secondary School Building Committee established under Article 30 of the 1969 Annual Town Meeting, or act in any way relating thereto.

Middle School — Secondary  
School Building Committee

**We recommend indefinite postponement. The Middle School-Secondary School Building Committee has requested an appropriation of \$30,000 in order to permit prompt initiation of plans for the school expansion. The Warrant Committee feels that the school authorities have not exhausted all avenues open for obtaining the money from HUD with a minimum of delay.**

Article 4. To see if the Town will vote to authorize the Selectmen to sell and convey the premises taken by the Town of Sharon on May 4, 1960, recorded in Norfolk Registry of Deeds, Book 3813, Page 105, less that portion of said premises taken by the Commonwealth of Massachusetts for highway purposes, said premises bounded by land now or formerly of Joseph and Anne J. Tranavitch, Frank Gobbi, and Morse Bros., Inc., or act in any way relating thereto.

Board of Selectmen

**We recommend adoption. This article will permit the Selectmen to convey this landlocked parcel of town owned property to the owner of the surrounding land for a minimum value of \$1050 and to add this property to the tax rolls.**

Article 5. To see if the Town will vote to amend the Zoning By-Law by adding after Section 13(A) thereof the following:

B. Cluster Subdivision. In Single Residence Districts A the Board of Appeal may, upon application and after public hearing, make a special exception as to the area and width of lots not having frontage on an existing public way in a subdivision comprising at least ten acres provided:

1. A plan of the subdivision, bearing the approval of the Planning Board, is submitted with the application for exception. Said plan to be subject to the requirements of a preliminary plan as defined by the Land Subdivision Rules and Regulations of the Planning Board.
2. Every dwelling to be constructed in such subdivision shall be provided a lot containing not less than twenty thousand (20,000) square feet and having a width of not less than one hundred (100) feet.

3. The total area of "common land" within the subdivision equals or exceeds the sum of the area by which any individual lots are reduced below the minimum lot area normally required in the district and comprises at least 25% of the total area of the subdivision.
4. All lots are drawn so that the ratio of area in square feet to perimeter in feet is never less than thirty (30).
5. The minimum width of common land between any group of lots and adjacent property, and between every two groups within the subdivision is fifty (50) feet.
6. Not more than twenty per cent of such common land is to be devoted to paved areas and structures used for, or as accessory to, active outdoor recreation, consistent with the open space uses of such land.
7. Such common land is to be either conveyed to and accepted by the Town of Sharon, or to a trust or non-profit corporation, the beneficiaries of which shall be the owners of homes within the subdivision. Such trust or corporation shall have as one of its purposes the maintenance of such land for conservation, recreation, water supply, or park purposes. When such unsubdivided land is conveyed to other than the Town of Sharon, the Town shall be granted an easement over it sufficient to ensure its perpetual maintenance as conservation, recreation, or park land.

The future of such common land, which may differ from parcel to parcel, shall be specified by the Board of Appeal as a condition of the special permit.

8. The granting of such exemptions shall encourage —
  - 1) preservation of open space for conservation, outdoor recreation, water supply, or park purposes;
  - 2) better utilization of natural features of the land through a greater flexibility of design;
  - 3) more efficient provision of municipal services, and shall not in any way derogate from the intent of this by-law nor the public health, safety, or welfare of the inhabitants of the Town. — or act in any way relating thereto.

Planning Board

### We recommend adoption.

This will reinstate the Cluster Zoning By-Law which was inadvertently repealed and on which people in good faith relied in buying building homes and in submitting subdivision plans. We are advised by the Planning Board that the only material change is a requirement that preliminary plans be approved by the Planning Board before a Cluster zoning subdivision is submitted to the Board of Appeals.

Article 6. To see if the Town will vote to authorize the Selectmen to abandon any easement acquired by it by an instrument of taking dated August 6, 1964, recorded with Norfolk Deeds, Book 4185, Page 406, in parcels numbered 22 to 36 inclusive on a plan entitled "A Plan of Land in Sharon, Norfolk County, Mass." dated April 24, 1963 recorded with Norfolk Deeds as plan 509-1963 Plan Book 215 except for the land shown on two plans, both entitled "Location Drainage Easement in Cedar Swamp, Sharon, Mass.", one dated December 23, 1968 and the other dated May 19, 1969, both on file in the office of the Town Clerk, as being a strip sixty feet wide, between the side lines of which is the "open ditch" shown on said plans, or act in any way relating thereto.

Board of Selectmen

**We recommend adoption.**

**Now that the drainage has been installed and the easements located, it is possible to limit the Town easements to the area specifically needed thereby reducing the takings and in turn will hopefully reduce the amount of damages that the Town will have to pay.**

Article 7. To see if the Town will vote to convey to Ena L. Metcalf Lots 1, 4, 6, 8, 10, 11, 12, 13, 14, 28 to 30, 76 to 85 on a plan by A. F. Sargent, Surveyor, dated 1900, recorded with Norfolk County Registry of Deeds, Book 890, Page 345, and to authorize the Selectmen to give a deed therefor and to accept in payment therefor a strip of land of approximately 130 feet in width abutting Massapoag Stream and a line marked S 70° W 300 on said plan, which strip is to be and contain exact area and exact dimensions satisfactory to the Selectmen.

Board of Selectmen

**We are unable to make a recommendation in this warrant since at the time of its printing we did not have the benefit of the cost figures or a recommendation from the Board of Selectmen. We will make our recommendation at Town Meeting or earlier if possible in the press.**

Article 8. To see if the Town will vote to purchase, or take by eminent domain proceedings, an easement in the premises now or formerly owned by Harold and Beatrice Stone and Francis J. and Marjorie A. Markt for the purpose of constructing and maintaining water mains from Mountain Street to land of the Town on which is located the Hampton Road elevated tank, and raise and appropriate, or transfer from available funds a sum of money for the same, or act in any way relating thereto.

Board of Selectmen

**We are unable to make a recommendation in this warrant since at the time of its printing we did not have the benefit of the cost figures or a recommendation from the Board of Selectmen. We will make our recommendation at Town Meeting or earlier if possible in the press.**

Article 9. To see if the Town will vote to raise and appropriate, or transfer from available funds, a sum of money for the reconstruction and improvement of sewage disposal systems serving the Town Office Building, Fire and Police Stations, or act in any way relating thereto.

Board of Selectmen

**We are unable to make a recommendation in this warrant since at the time of its printing we did not have the benefit of the cost figures or a recommendation from the Board of Selectmen. We will make our recommendation at Town Meeting or earlier if possible in the press.**

Article 10. To see if the Town will vote to raise and appropriate, or transfer from available funds, a sum of money for alterations in the Town Office Building, or act in any way relating thereto.

Board of Selectmen

**We recommend indefinite postponement of this article. When final figures and plans are available a transfer will be considered from the reserve fund.**

Article 11. To see if the Town will vote to raise and appropriate, or transfer from available funds, a sum of money to defray charges and expenses of the Police Department, said sum to supplement funds appropriated under Article 5 of the 1969 Annual Town Meeting, or act in any way relating thereto.

Board of Selectmen

**We are unable to make a recommendation in this warrant since at the time of its printing we did not have the benefit of the cost figures or a recommendation from the Board of Selectmen. We will make our recommendation at Town Meeting or earlier if possible in the press.**

Article 12. To see if the Town will vote to raise and appropriate, or transfer from available funds, a sum of money to defray charges and expenses of the Fire Department, said sum to supplement funds appropriated under Article 5 of the 1969 Annual Town Meeting, or act in any way relating thereto.

Board of Selectmen

**We are unable to make a recommendation in this warrant since at the time of its printing we did not have the benefit of the cost figures or a recommendation from the Board of Selectmen. We will make our recommendation at Town Meeting or earlier if possible in the press.**

Article 13. To see if the Town will vote to raise and appropriate, or transfer from available funds, a sum of money for interest, said sum to supplement funds appropriated under Article 5 of the 1969 Annual Town Meeting, or act in any way relating thereto.

Board of Selectmen

**We recommend adoption and the appropriation of \$6000 to cover increased interest rates and the necessity of temporary borrowing while waiting for the determination of the Local Aid Fund and the establishing of the tax rate.**

Article 14. To see if the Town will vote to recommend to the Board of Selectmen and the Town Clerk the publication of an amendment to the Zoning By-Law approved under Article 39 by the 1969 Annual Town Meeting and as modified by the Attorney General, or act in any way relating thereto.

Board of Selectmen

**We recommend adoption.**

**The Industrial and Development Commission is anxious to improve the marketability of this property this year. The passage of this resolution will allow the Selectmen to control the gravel removal in the best interests of the town.**

And you are directed to serve this warrant by posting attested copies of the same in accordance with the Town By-Laws.

Hereof fail not, and make due return of this warrant with your doings thereon, at the time and place of meeting aforesaid.

Given under our hands this 12th day of June A.D. 1969.

FRANCIS I. SULLIVAN  
EDWARD I. MODISTE  
Board of Selectmen  
Sharon, Massachusetts

A true copy, Attest: Albert R. Horan, Jr., Constable

Sharon, Massachusetts — June 12, 1969



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